

**Fairweather Duplex**  
**9002 Redmond-Woodinville Rd, WA**

**TECHNICAL INFORMATION REPORT**  
December 27, 2019

PREPARED BY  
ED HORNER  
HORNER DESIGN ASSOCIATES, INC.  
12114 SE MAY CREEK PARK DRIVE  
NEWCASTLE, WA. 98056-2678

## Project Summary

This project consists of the constructing a duplex of 2,216 SF on existing foundation located on a 17,535 SF lot. The site is a developed in an R30 zone and is bordered on the all sides with the same. Access is off Redmond-Woodinville Road via an easement.

### Existing Drainage Characteristics

The site is currently developed with 24' X 42' Foundation. Existing access road and parking are about 5,355 SF of impervious surface. Hardsurface runoff currently drains to existing Catch basins in original development. There are existing downspout connections tied into the existing storm drain. The site slopes down following the access road with general grade in a West to Southwest slope. Grades outside the building footprint and access road slope at 32% in the Northwest area and 40 to 50+% in the South to Southwest area.

### Proposed Drainage Characteristics

The proposal is to construct a 2,216 SF duplex with attached porches with a roof/ deck footprint of 1,566 SF on the existing foundation. With the driveway and walkways of 5,353 SF the total impervious surface is 6,919 SF. No grading and use of the existing Storm Drain of the development is proposed. No trees are to be removed.

### Storm Drainage Criteria

Runoff control and Water Quality is to be in compliance with the Storm and Surface Water Utility Code.

SWPPP and drainage plan is included in the plan submittal. Flow chart Figure 1-2.4.1 and 1-2.4.2 are attached.

### Minimum Requirements 1-2

#### Minimum Requirement #1: Preparation of Stormwater Site Plan

A Stormwater Site Plan has been prepared to address runoff for this site and how to mitigate before connecting to the City Storm Drain.

#### Minimum Requirement #2: Stormwater Pollution Prevention Plan (SWPPP)

A Construction Stormwater Pollution Prevention Plan is incorporated into the included Site Plan.

#### Element 1: Preserve Vegetation/Mark Clearing Limits

Lot disturbance is to be kept to a minimum due to the existing foundation and road.

Element 2: Establish Construction Access

The existing road will act as an armored Construction Entrance.

Element 3: Control Flow Rates

No increase in existing flow rates is proposed.

Element 4: Install Sediment Controls

Use of Filter Fabric Fence and Storm Drain Inlet Protection is proposed.

Element 5: Stabilize Soils

Topsoil is to be maintained and site disturbance limited to installation of deck footings.

Element 6: Protect Slopes

No work is proposed beyond the immediate vicinity of the existing foundation.

Element 7: Protect Drain Inlets

Use Storm Drain Inlet Protection

Element 8: Stabilize Channels and Outlets

Not Applicable

Element 9: Control Pollutants

Design, install, implement and maintain effective pollution prevention measures to minimize the discharge of pollutants.

Element 10: Control De-Watering

Not Applicable

Element 11: Maintain BMPs

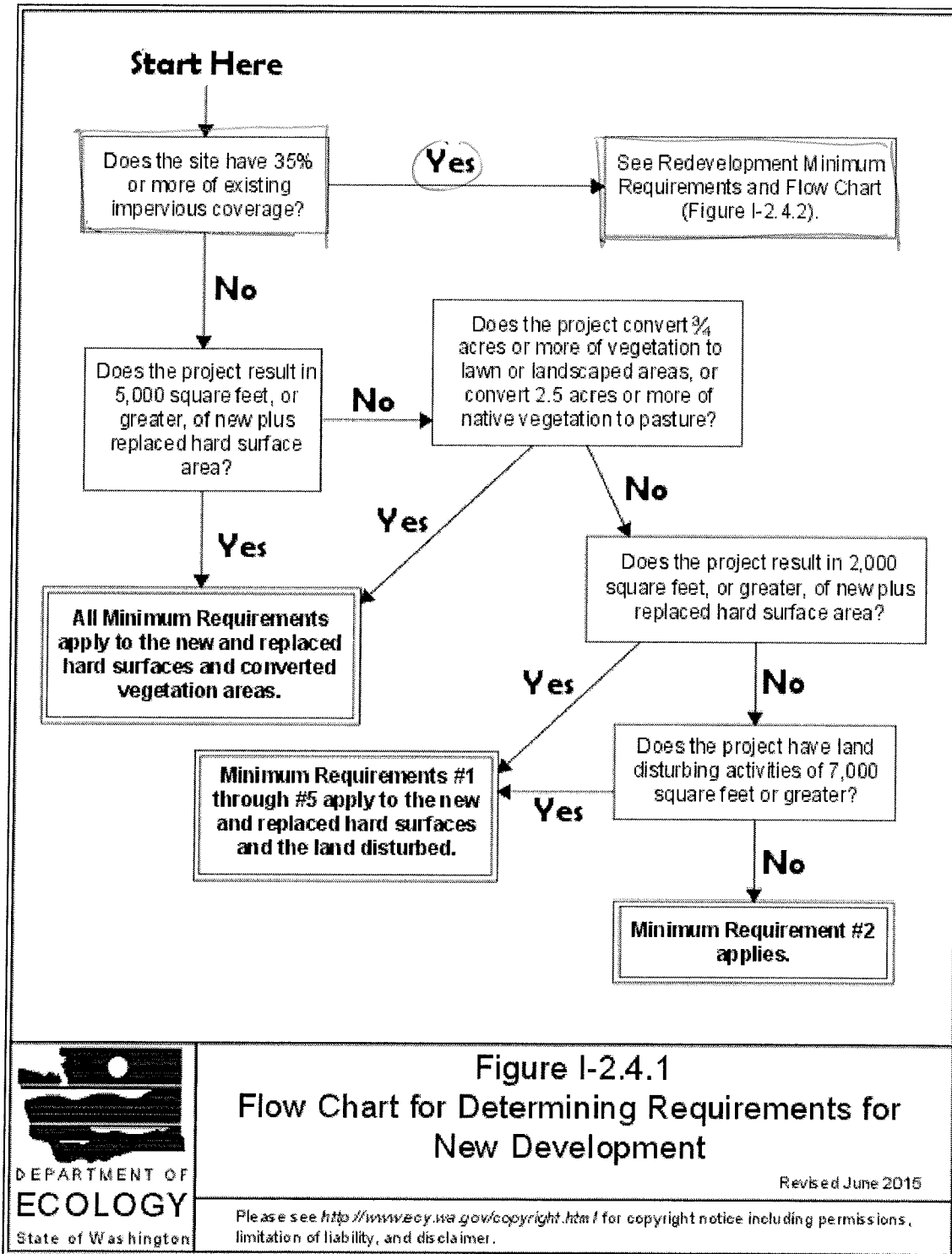
Maintain and repair all temporary and permanent erosion and sediment control BMPs as needed to assure continued performance of their intended function in accordance with BMP specifications.

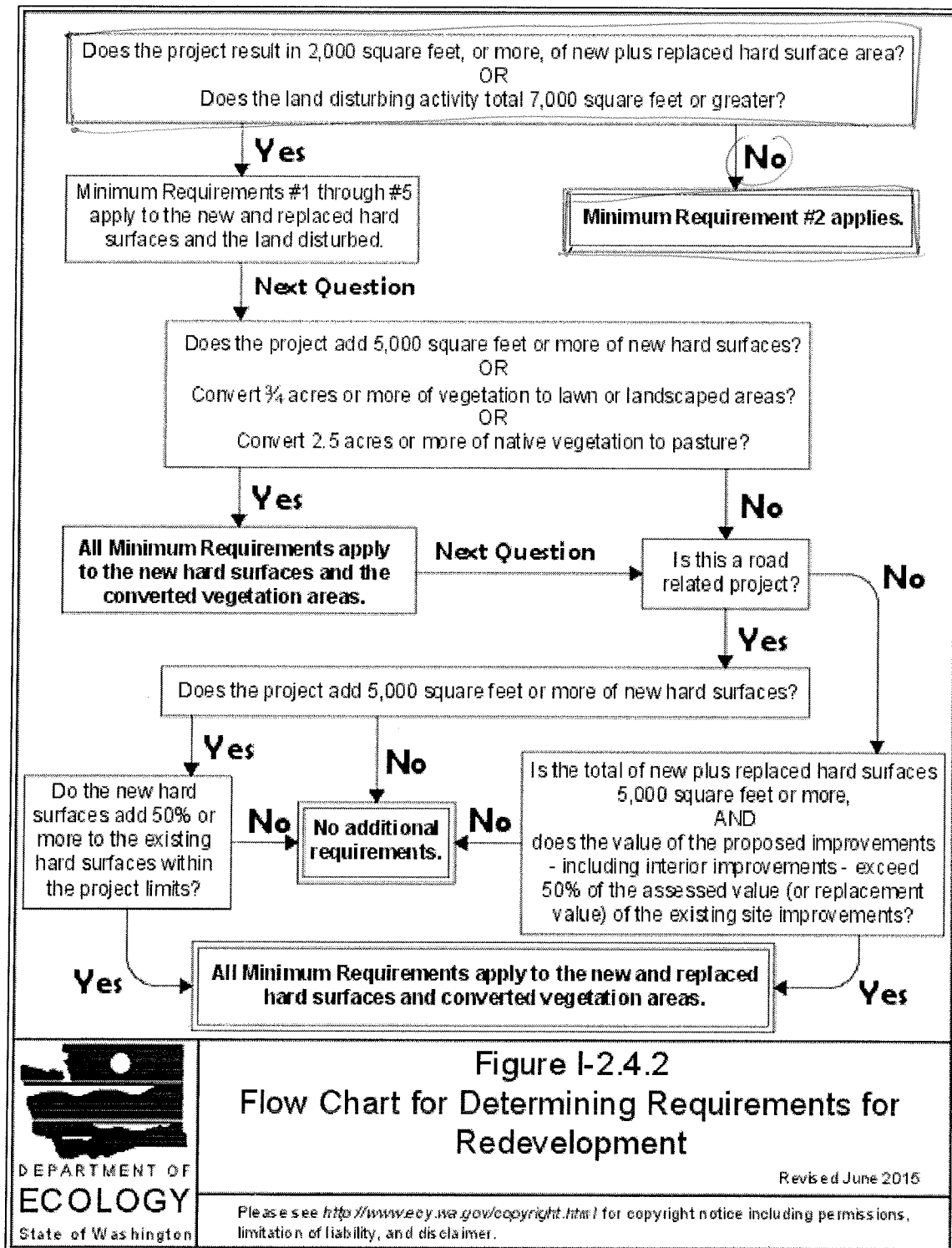
Element 12: Manage the Project

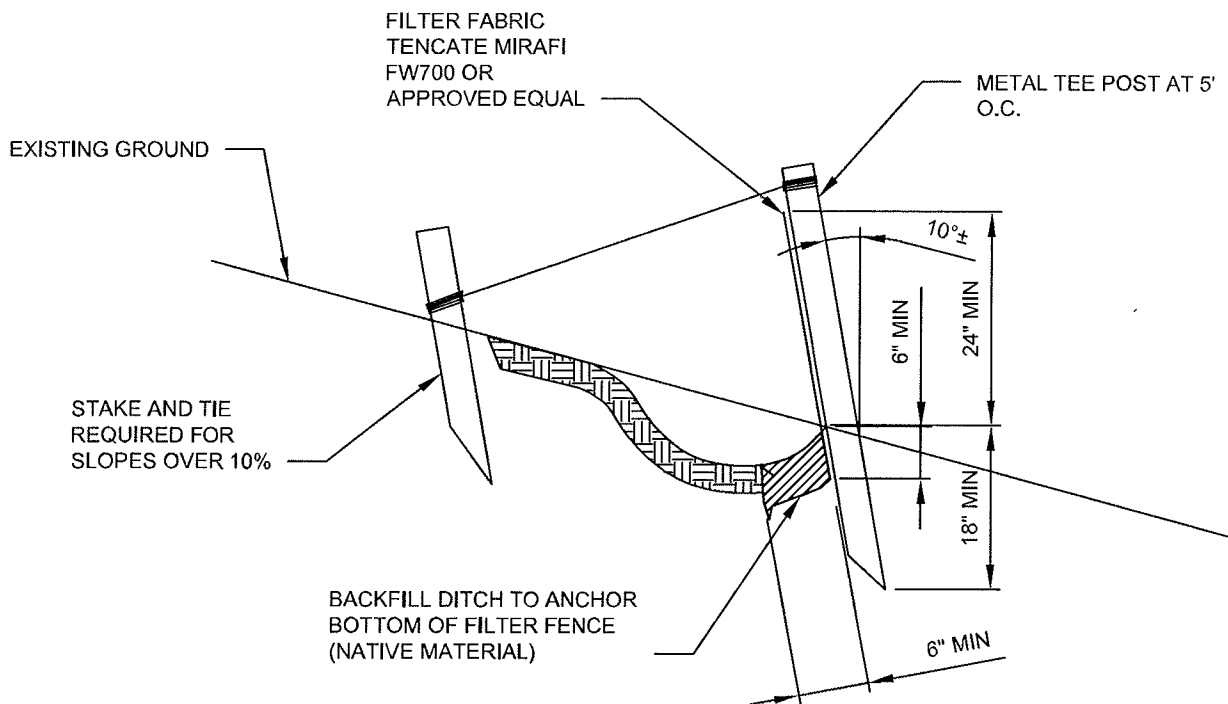
Phase development projects to the maximum degree practicable and take into account seasonal work limitations.

Element 13: Protect Low Impact Development BMPs

Not Applicable







## FILTER FABRIC FENCE

NTS

*Gary M. Schimek*

APPROVED BY: GARY M. SCHIMEK  
NATURAL RESOURCES/STORMWATER ENGINEERING MANAGER

REVISION DATE: JULY 01, 2015



City of Redmond  
WASHINGTON

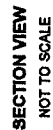
STANDARD DETAILS

## **FILTER FABRIC FENCE**

FILE NAME: SD502.DWG

DETAIL NUMBER: **502**

1. Size the Below Inlet Gate Device (BIGD) for the storm water structure it will service.
2. The BIGD shall have a built-in high-flow relief system (overflow bypass).
3. The retrieval system must allow removal of the BIGD without spilling the collected material.
4. Perform maintenance in accordance with Standard Specification 8-01.3(15).



STATE OF  
WASHINGTON  
REGISTERED  
LANDSCAPE ARCHITECT

MARK W. MAURER  
CERTIFICATE NO. 000598

NOTE: THIS PLAN IS NOT A LEGAL ENGINEERING DOCUMENT BUT AN ELECTRONIC DUPLICATE. THE ORIGINAL, SIGNED BY THE ENGINEER AND APPROVED FOR PUBLICATION, IS KEPT ON FILE AT THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION. A COPY MAY BE OBTAINED UPON REQUEST.

**STORM DRAIN  
INLET PROTECTION  
STANDARD PLAN I-40.20-00**

**SHEET 1 OF 1 SHEET**

**APPROVED FOR PUBLICATION**

**Pasco Bakotich III** 09-20-07  
STATE DESIGN ENGINEER DATE



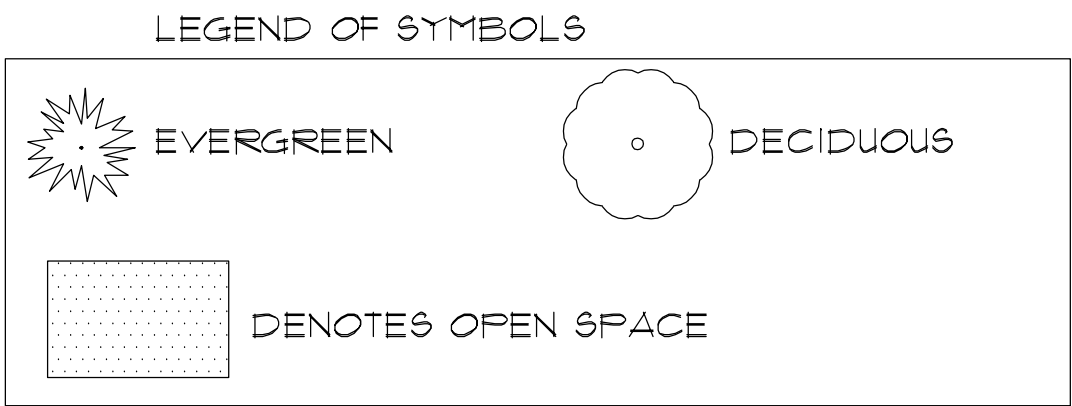


## **STANDARD NOTES**

### **CLEARING, GRADING AND TEMPORARY EROSION CONTROL PLANS**

1. All work and materials to be per City of Redmond Standards.
2. Keep off-site streets clean at all times. Flushing streets shall not be allowed. All streets should be swept.
3. Additional erosion/sediment control measures may be required by City Inspector.
4. When work is stopped/completed in an area, the City Inspector may require post-construction erosion control including seeding or other measures.
5. Locations shown of existing utilities are approximate. It shall be the responsibility of the contractor to verify the correct locations to avoid damage or disturbance.
6. It shall be the responsibility of the contractor to obtain street use and other related permits prior to any construction.
7. All ground cover is to remain undisturbed outside of clearing areas.
8. The temporary erosion/sediment controls shall be installed, inspected, and operating before any grading or extensive land clearing. These controls must be satisfactorily maintained until construction and landscaping are complete.
9. Tie impervious surfaces (roof, streets, driveways, etc.) to completed drainage system as soon as possible.
10. A Pre-Construction Meeting with the Construction Division and all permits must be completed before start of construction.
11. Clearing limits shall be located by a licensed Civil Engineer or Land Surveyor.
12. Approval of this temporary erosion/sedimentation control (TESC) plan does not constitute an approval of permanent road or drainage design.
13. This approval for TESC is valid for construction between May 1 and September 30. This approval for TESC is not valid for the rainy season (October 1 through April 30).
14. Remove all TESC measures once all work is completed and site is permanently stabilized.

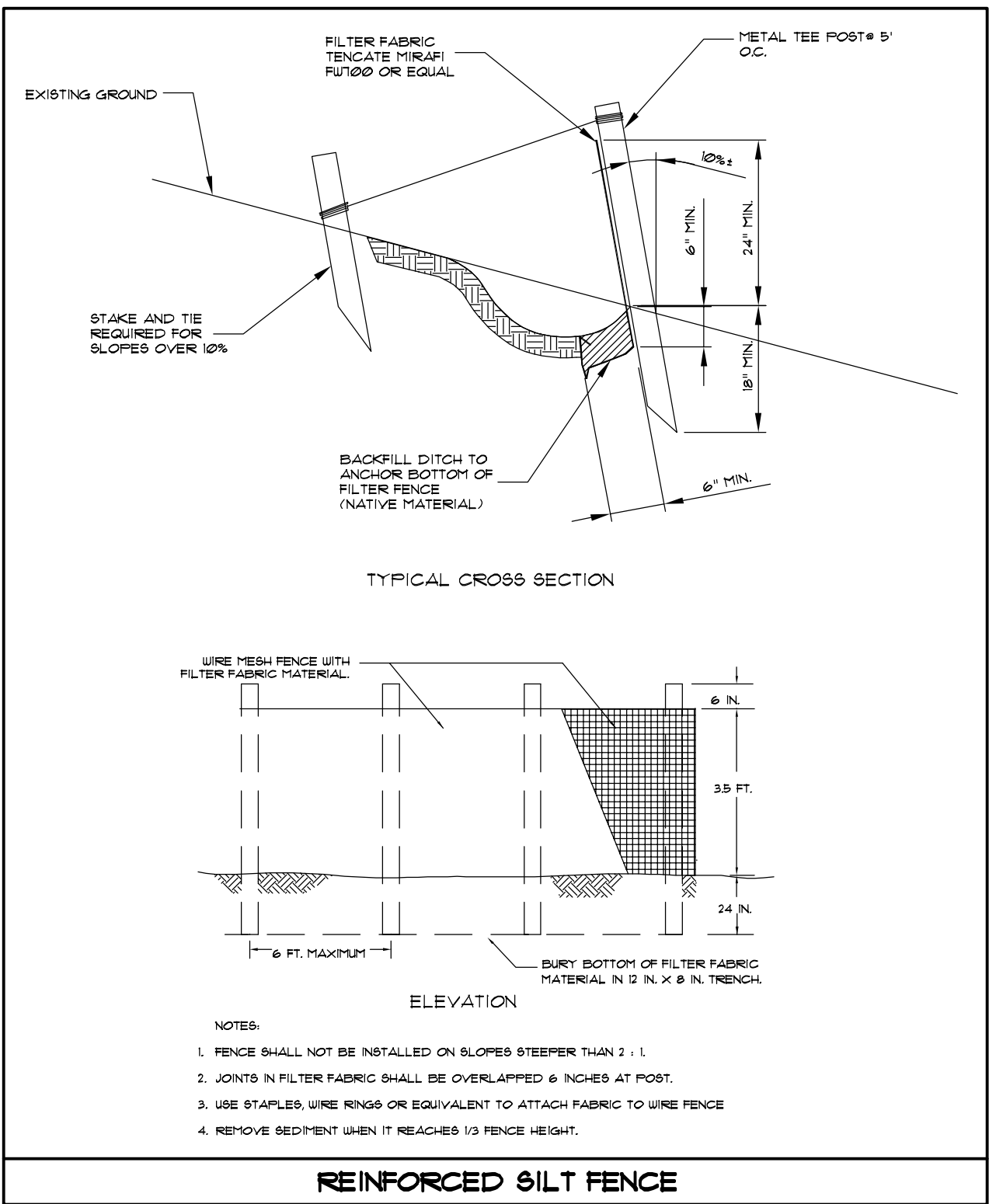
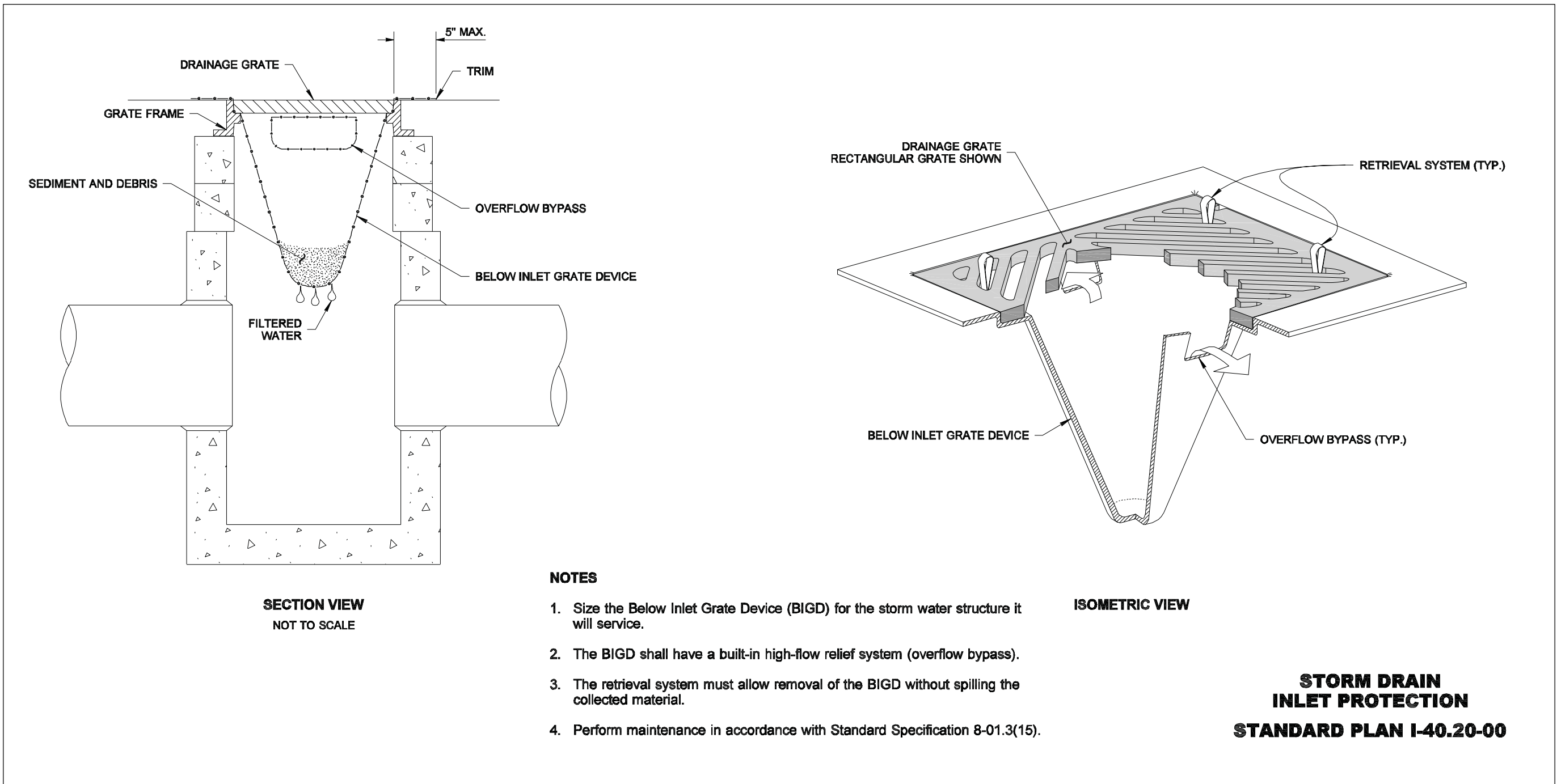




NOTE: Building is located at the existing foundation that was built in 1975. The framed portion of the building was destroyed by fire on May 31st 2015 although the foundation was not damaged Safeco Insurance and the City of Redmond Fire Department declared the framing a total loss and required the wood framing be removed for public safety. The demolition was completed under an Emergency Demolition Permit from the City of Redmond

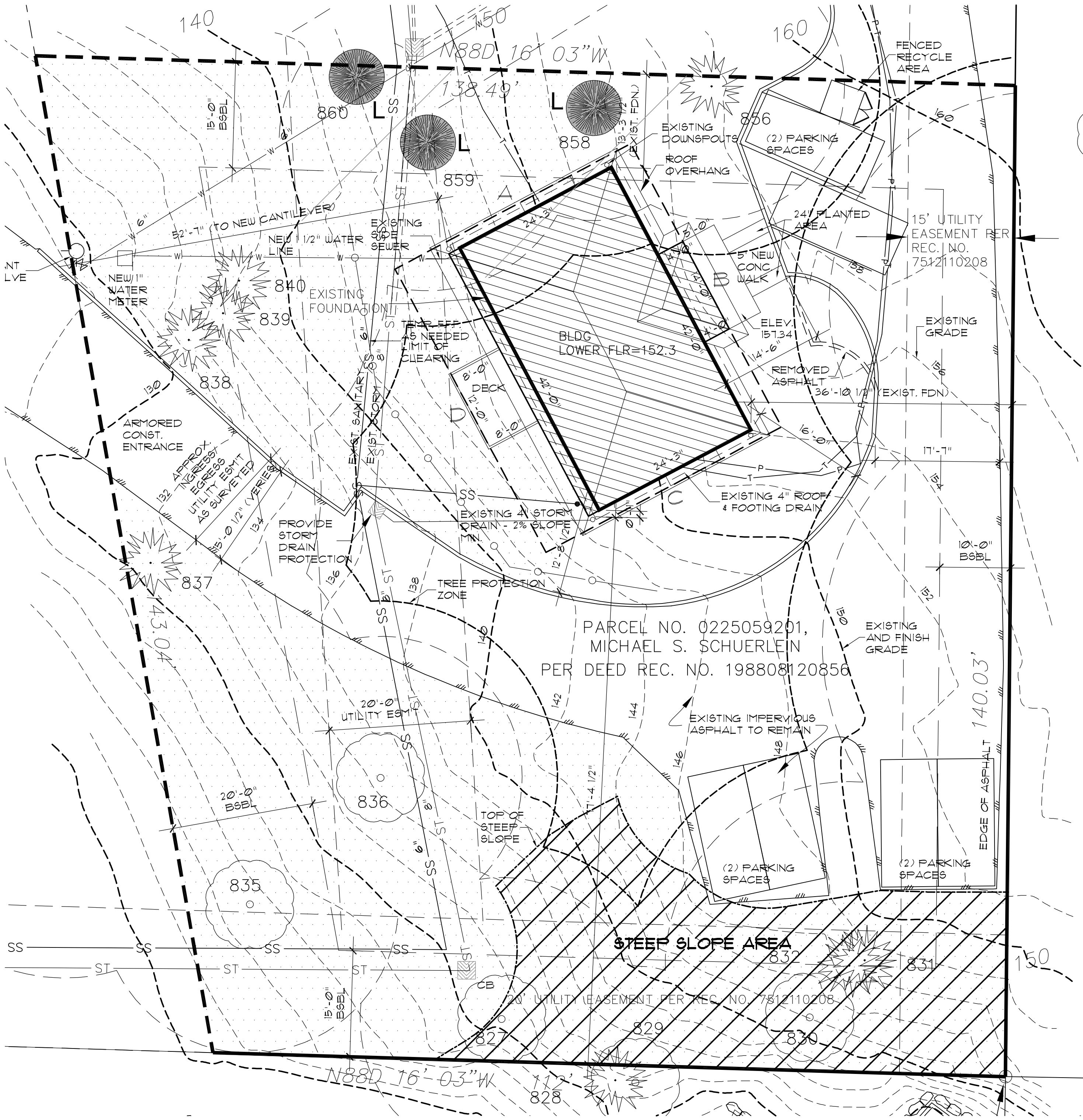
LEGAL:

THAT PORTION OF THE SOUTH 140 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 25 NORTH, RANGE 5 EAST DESCRIBED AS FOLLOWS: BEG. AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE NORTH ALONG THE EAST LINE THEREOF TO THE NORTH LINE OF THE SOUTH 140 FEET THEREOF THENCE WEST ALONG THE SAID NORTH LINE 138.5 FEET; THENCE SOUTHEASTERLY TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST 1/4 WHICH BEARS WEST 112.00 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE EASTERLY 112.00 FEET TO THE POINT OF BEGINNING.



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OWNER:  
MICHAEL S. SCHUERLEIN

FAIRWEATHER DUPLEX  
9002 REDMOND-WOODINVILLE RD. APT. #1 & #2  
REDMOND, WA

JOB #17-9 (17032)

REVISED:  
3/29/18

h d e r  
o e s i g n  
a s s o c i a t e s  
i n c. (425) 226-8281  
12114 se may creek Pk. Dr. newcastle, wa 98056

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DATE:  
1/28/20  
SCALE:  
1"=10'-0"

SHEET  
A0.1

NOTE: VERIFY ALL DIMENSIONS